

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>05-179</u>	<u>BILLY & REBECCA SPILLERS</u>
<u>05-180</u>	<u>MARIA PENA</u>
<u>06-006</u>	<u>OSCAR MORENO</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 5/10/06 TO THIS DATE:

HEARING NO. 06-5-CZ14-2 (05-179)

12-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: BILLY & REBECCA SPILLERS

- (1) USE VARIANCE to permit a plant nursery in the EU-1 zone as it would be permitted in the AU zone.
- (2) Applicants are requesting to permit 0 lot trees (47 required), 0 street trees (47 required) and 0 shrubs (880 required).
- (3) Applicants are requesting to waive the zoning regulations requiring S.W. 177 Avenue (Krome Avenue) to be 180' in width; to permit a right-of-way dedication of 0' (90' required) for the west half of S.W. 177 Avenue.

OR IN THE ALTERNATIVE TO REQUEST #3, THE FOLLOWING:

- (4) Applicants are requesting to permit a shed setback 10' (25' required) from the side street (east) property line.
- (5) Applicants are requesting to permit the continued use of a fence located within the zoned right-of-way of S.W. 177 Avenue (structures not permitted on or in the zoned right-of-way).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Bill Spillers and dated 2/3/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 217' of the south 678' of the east 340' of the NE ¼ of the SE ¼ and the north 217' of the south 461' of the east 340' of the NE ¼ of the SE ¼ and the south 243.34' of the east 340' of the NE ¼ of the SE ¼ all in Section 12, Township 56 South, Range 38 East.

LOCATION: The Northwest corner of S.W. 177 Avenue and theoretical S.W. 212 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.2 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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HEARING NO. 06-7-CZ14-1 (05-180)

2-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: MARIA PENA

Applicant is requesting to permit 2 parcels each with a lot area of 2.57 gross acres (5 gross acres required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family Residential or Duplex Dwelling) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Maria Pena," as prepared by D.P., dated stamped received 4/18/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ of the NW ¼ of the NW ¼ of Section 2, Township 56 South, Range 38 East, less the north 40'.

LOCATION: 19450 S.W. 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.14 Gross Acres

PRESENT ZONING: GU (Interim)

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HEARING NO. 06-7-CZ14-2 (06-6)

16-57-38
Council Area 14
Comm. Dist. 9

APPLICANT: OSCAR MORENO

Applicant is requesting to permit a residential lot with a lot frontage of 160' (200' required) and a lot area of 1.37 gross acres (5 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Jose A. Diaz and dated 12/16/05.

SUBJECT PROPERTY: The north 160' of the south 1,318' of the west 375' of the east 1,170' of the NE ¼ of Section 16, Township 57 South, Range 38 East; A/K/A: Lot 41, RANCHO LIMONAR, an unrecorded subdivision.

LOCATION: The Southwest corner of S.W. 208 Avenue and theoretical S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.37 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

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